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BILL ANALYSIS

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Senate Bill 1416 (Substitute S-3 as reported)  
Sponsor: Senator Patricia L. Birkholz  
Committee: Natural Resources and Environmental Affairs

## **CONTENT**

The bill would amend the Land Division Act, effective July 1, 2005, to revise the procedures for the approval of a plat (a chart or map for the subdivision of land). Under the Act, a proprietor (developer) must obtain the approval of various local and State authorities, which must review and approve preliminary and final plats of the proposed subdivision. The bill would do the following:

- Allow a proprietor to submit a request to the county plat board for a preapplication review meeting with representatives of the municipality the different authorities entitled to review the preliminary plat, who would review a concept plan submitted by the proprietor.
- Require a municipality to give a preliminary plat tentative approval within 60 days, rather than 90 days, after copies were filed, if a preapplication meeting were held.
- Provide for the various authorities to review a preliminary plat simultaneously (rather than sequentially).
- Require the proprietor to submit the authorities' written approval, rather than approved copies of the preliminary plat, to the local governing body.
- Allow an authority to approve a preliminary plat subject to conditions.

Currently, the proprietor must give five true copies of a final plat to one authority; the copies are passed from one authority to the next for approval or rejection; and the authorities certify their approval on the plat. The bill, instead, would require the proprietor to give each authority one true copy of a final plat for simultaneous review and action. The authorities would have to notify the proprietor of their approval; and the proprietor would be responsible for obtaining their certificate of approval on the final plat. The bill would retain the current time frames for the authorities to act.

(The authorities that must approve a preliminary plat include, if applicable, the county road commissioners, the county drain commissioner, the local health department, the Michigan Department of Transportation (MDOT), and the Department of Environmental Quality. The authorities that must approve a final plat include the drain commissioner, the county road commissioners, the local governing body, the county plat board, and MDOT. The Department of Labor and Economic Growth must review the plat for conformity to the Act.)

MCL 560.111

Legislative Analyst: Suzanne Lowe

## **FISCAL IMPACT**

The bill would have no fiscal impact on State or local government.

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